

3997848

PLAN H0110-GOVERNANCE - 10336
REORDER BY NO. 0705

The plat of BAYVIEW BEACH GARDENS includes the following described property: Beginning at the one quarter corner common to Sections 23 & 24, T29N, R2E, W4; thence N 1° 20' 40" E 75.64 feet to the true point of beginning; thence S 53° 50' W 1802.05 feet; thence S 38° 57' W 333.81 feet; thence N 3° 31' W 279.98 feet along the east margin of Double Bluff County road; thence N 53° 50' E 1943.02 feet; thence S 88° 39' 20" E 115.60 feet; thence S 1° 20' 40" W 100.36 feet; to the true point of beginning. Such tract lies partly within the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and in Gov Lots 1 and 2 of Section 23, T29N, R2E, W4.

KNOW ALL MEN BY THESE PRESENTS, that T. R. Zachary, and Ruth Zachary, his wife, the undersigned, owners in fee simple of the land hereby platted hereby declare this Plat and dedicate to the use of the public forever the road and the use thereof for any and all public purposes not inconsistent with the use thereof for public highway purposes, also the right to make all necessary slopes for cuts and fills upon the lots shown on this Plat in the reasonable original grading of the avenue shown hereon. Also the right to drain all streets over and across any lot or lots where water might take a natural course after the street is graded. All lots embraced in this Plat are subject to and shall be sold only under the following restrictions:

No permanent structure or building shall be constructed on any lot of this Plat closer than 20 feet to the margin of any street or road. No lot or portion of a lot of this Plat shall be divided and sold, or resold or ownership changed or transferred whereby the ownership of any portion of this Plat shall be less than 7500 square feet or less than 60' in width at its narrowest part.

In Witness Whereof, we have hereunto set our hands and seals
this 25th day of June A.D. 1947.

HSWA BOARD OF COUNTY COMMISSIONERS
1981
APPROVED
this 4th day of

the Board of County Commissioners
May 4, 1947
J. J. Flanagan
Council of Portland
March 6, 1947
Board of County Commissioners

Esther M. Morrison
County Auditor.

*This strip dedicated as
additional width to
County Road.*

Gov. Lot 2

ACKNOWLEDGMENT

State of Washington } ss.
County of Island }

This is to certify that on the 25th day of June 1947 before me the undersigned, a Notary Public, in and for the State of Washington, duly commissioned and sworn, personally appeared T. R. Zachary and Ruth Zachary, husband and wife, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes mentioned therein.

In Witness Whereof, I have hereunto set my hand and seal the day and year first above written.

COUNTY ENGINEER'S
APPROVAL
Approved by me this 4th of Aug. 1947.
William D. Davis
County Engineer

Notary Public in and for the State
of Washington, residing at Seattle.

RECORDING

68896

Filed for record at the request of T.R. Zachary on Aug. 4th 1947 at 4:20 minutes past 2 o'clock P.M. and recorded in Volume 4 of Plats, page 12. Records of Island County, Washington.

ENGINEER'S CERTIFICATE

I, Chauncy Wernecke, hereby certify that the Plat of BAYVIEW BEACH GARDENS is based on an actual survey and that all lots have been staked and all monuments have been set as shown.

TREASURER'S CERTIFICATE

I, Nola C Howard, Treasurer of Island County, Washington, hereby certify that all taxes on the above property are fully paid to and including the year 1948

Nolan C. Howard
County Treasurer

By Arthur M. Morrison
County Auditor

CHAUNCEY WERNECKE & ASSOCIATES
CIVIL ENGINEERS
539 Central Building, Seattle 4, Wn.

BAYVIEW BEACH